



**MINUTES OF THE SPECIAL MEETING OF THE  
CITY COUNCIL/REDEVELOPMENT AGENCY OF  
THE CITY OF HAYWARD, City Council Chambers  
777 B Street, Hayward, CA 94541  
Tuesday, January 5, 1999, 8:00 p.m.**

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**MEETING**

The Special Meeting of the City Council/Redevelopment Agency was called to order by Mayor Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council Member Ward.

**ROLL CALL**

Present: COUNCIL/RA MEMBERS Jimenez, Hilson,  
Rodriguez, Ward, Dowling, Henson  
MAYOR/RA CHAIR Cooper

Absent: None

**PRESENTATION: Business Recognition Award**

This month's business recognition award went to the Executive Inn, Hayward Airport, located at 20777 Hesperian Boulevard. Nine years ago, the Executive Inn was established to provide business class accommodations to the Hayward area. Another Executive Inn is located in Oakland at Jack London Square. The Hayward property was purchased about 2 years ago by the Hanford Hotels, a new hotel chain with four other properties located in San Jose, Tustin, Buena Park and Anaheim. The chain purchased the Hayward Executive Inn because of its location, near the Hayward. The Executive Inn provides accommodations to many community groups including the Hayward Chamber of Commerce, Cal State Hayward, and Chabot College. They also hosted the U.S. Olympic Softball Team. The Executive Inn works with local groups including, churches, community groups, and other non-profits, such as the Cancer Society by providing meeting space and complementary stays for fund raising. This award is presented to the Executive Inn Hayward Airport in recognition of its contribution to the vitality and economic well being of our community, through, interior renovation of the building and working with a wide range of community groups in Hayward. Accepting the award was Maria Palos, Sales Director.

**PUBLIC COMMENTS**

John Neath, 681 Longwood Avenue, showed photos of a burned aircraft that caught fire after it landed. In his opinion, the City's Fire Department did not provide adequate service and he was concerned that larger aircraft fire incidents that might occur.

Francisco Abrantes, 22825 Alice Street, submitted a request to staff relating to properties located at 22807 and 22833 Alice Street which is in need of Community Preservation investigation, noting that there are unregistered vehicles parked in the street.

Jason Moreno, 25200 Carlos Bee Blvd., announced that he now has a website and asked citizens to e-mail him complaints and problems regarding Council and staff.

John Gilbertson, 22907 Nevada Road, reiterated a previous request for a Council parliamentarian. He commented against the Mayor always referring items from Public Comments to staff and noted that there are five other options that can be made.

William Blundin, 1089 D Street, stated his concerns regarding a property that was abated while he was tenant. He asked that Council direct staff to provide legal advice on this issue and particularly his concern that there was a violation of the Brown Act when the Building Abatement Appeals Board considered his issue and he was not notified.

## CONSENT

1. Approval of Minutes of the Special Joint Meeting of the City Council/Redevelopment Agency of December 15 1998.

It was moved by Council/RA Member Hilson, seconded by Council/RA Member Henson, and unanimously carried to approve the Minutes of the Special Joint Meeting of the City Council/Redevelopment Agency of December 15, 1998.

2. Fire Station No. 9: Award of Contract and Appropriation of Funds

Staff report submitted by Deputy Director of Public Works Bauman, dated January 5, 1999, was filed.

It was moved by Council Member Hilson, seconded by Council Member Henson, and unanimously carried to adopt the following:

Resolution 99-001, "Resolution Awarding Contract to Jim Duffy Construction, Inc. for the Fire Station No. 9 Project, Project No. 6950

Resolution 99-002, "Resolution Amending Resolution 98-107, as Amended, the Budget Resolution for Fiscal Year 1998-99, Relating to Transfer of Funds from the General Fund to the Capital Improvement Fund for the Fire Station No. 9 Project, Project No. 6950

## HEARINGS

3. Vesting Tentative Map 7044 and Site Plan Review No. 98-130-10 - Passport Homes, Inc. (Applicant) Tom & Helga Barras et al (Owners) - Request to Subdivide Three Parcels



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**Totaling 1.92 Acres into 13 Parcels, and Request Approval of Site and Architectural Plans  
for 13 Single-Family Dwellings - Property Located at 24912, 24918 and 24924 Mohr Drive**

Staff report submitted by Senior Planner Sheldon McClellan, dated  
January 5, 1998, was filed.

Senior Planner McClellan made the staff report noting that staff recommends denial and proposes an alternative design to comply with City standards and requirements. He responded to Council questions.

Council Member Ward asked staff if other alternative plans were submitted. He asked whether flag shaped lots had been considered.

Mayor Cooper opened the Public Hearing at 8:39 p.m.

Don Babbitt, 11626 Regio Court, Dublin, developer of the project, informed the Council on what he plans to do to address staff concerns over privacy and the wall at end of the corridor. He commented that he did not receive the City's Design Guidelines until after his design work was completed. He noted that a two-year bond would be set up to guarantee landscaping. He also expressed concern in eliminating one lot. Discussion ensued. Council Member Dowling was informed that the homes would be approximately 2,300 square foot lots at \$325,000 price range. Maintenance concerns were also discussed including the difficulty in enforcing the maintenance of the landscape at the wall area.

Council Member Ward asked if the applicant would be supportive in reviewing his plans again with staff to optimize his project.

Maureen Bessette, 24881 Yoshida Drive, indicated that she has attended all of the meetings regarding this developer stating that he has attempted to comply with City standards and spoke in support of the project. She reported that more parking spaces would be beneficial for that area.

Al Reynolds, 2547 Erskine Lane, expressed concerns regarding the impact of additional students to Eden Gardens Elementary, and the use of trucks during the development

Charles Ajisaka, 1972 Bamboo Court, stated that presently there are six children on his court and there would be an impact to the local elementary school. He was concerned that the project would generate more traffic. He also was concerned that leaves would be littering his yard from the proposed landscaping. Lastly, he was concerned that he was not informed about this development at the time he purchased his home two years ago and its impact on his property.

Council Member Jimenez asked Ms. Besette whether other neighbors agreed with her support of the development. She indicated that a number of them agreed with her assessment of the positive impact of the project.

In response to Council Member Rodriguez' question, staff noted that there could be approximately seven students in this new development and that the school district has stated that it will not impact Eden Gardens Elementary School. In regards to comments made by Mr. Reynolds, she urged staff to make careful decisions regarding the use of Depot Road by trucks going to and from this project.

Council Member Henson also asked Ms. Bessette her preference for the layout of the development. She said she had no preference but would like to see more space in the project.

D.J. Evans, 361 Bristol Boulevard, San Leandro, made comments on the plan that were submitted and suggested that Lot #3 be eliminated to improve the project.

Mayor Cooper closed the Public Hearing at 9:21 p.m., and asked the applicant if he was amenable to continuing the public hearing. The applicant concurred.

Council Member Henson moved, seconded by Council Members Dowling and Jimenez, and unanimously carried by all present to continue the public hearing until February 2, 1999, with the concurrence of the applicant, in order to provide time for staff to work with the applicant to assure that all issues are resolved.

Council Member Jimenez asked that an addendum be included to provide that a copy of the letter submitted by Mr. Babbitt directly to the Planning Commission is distributed to each Council Member as well as staff.

Council Member Rodriguez commented that this project was prematurely submitted to the Council.

## **LEGISLATIVE BUSINESS**

### **4. Proposed Name Change from Hayward Air Terminal to Hayward Executive Airport**

Staff report submitted by Airport Manager Shiner, dated January 5, 1998, was filed.

Airport Manager Shiner indicated in his staff report that the present name can be misleading. The name change to Hayward Executive Airport was agreed to by all of the Airport Committee.

As there were no questions from Council, Mayor Cooper opened the public hearing at 9:29 p.m. Nubar Deombeleg, 18136 Reamer Road, Castro Valley, a tenant at the airport for the past 28 years, spoke on behalf of the aircraft pilots of the Bay Area using the Hayward Terminal and also the



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California Pilots Association stating that they were in complete agreement with the name change. It would be most appropriate and could improve the image of this City as well as attract additional business.

John Neath, 681 Longwood Avenue, was pleased with the recommended name change and suggested that there be a department manager for the airport rather than for it to be administered under the Public Works department. He also suggested the Airport Committee be replaced by an Airport Commission.

Mayor Cooper closed the public hearing at 9:33 p.m.

It was moved by Council Member Rodriguez, seconded by Council Member Ward, and unanimously carried by all present, to adopt the following:

Resolution 99-003, "Resolution Approving the Hayward Airport  
Name Change from the Hayward Air Terminal to the Hayward  
Executive Airport"

**COUNCIL REPORTS**

There were no Council Reports.

**ADJOURNMENT**

Mayor Cooper adjourned the meeting at 9:38 p.m.

**APPROVED:**

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Roberta Cooper, Mayor, City of Hayward  
Chair, Redevelopment Agency

**ATTEST:**

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Angelina Reyes, City Clerk, City of Hayward  
Secretary, Redevelopment Agency